Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	32 Thomson Street, Belmont, VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price		or range between	$1,395,000	&	$1,495,000

Median sale price

Median price	$ 687,500	Property type	House	Suburb	BELMONT
Period - From	19/04/2023	to	18/04/2024	Source	core_logic

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

	Address of comparable property	Price	Date of sale
1	1-3 Albert Terrace Belmont Vic 3216	$1,400,000	2023-12-09
2	25 Scott Street, Belmont, Vic 3216	$1,475,000	2023-03-22
3			

This Statement of Information was prepared on: 19/04/2024

CONSUMER AFFAIRS VICTORIA